



OFFERING MEMORANDUM



THE LEDE

1560 FULTON STREET | FRESNO, CALIFORNIA 93730



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THE
NUMBERS

THE LEDE INCOME ANALYSIS

				Cap Rates		Return Metrics		
Pricing Summary	Price	\$/U	\$/SF	Trailing	Year 1	Y1 C-o-C	Avg. C-o-C	LIRR
List Price	\$19,995,000	\$235,235	\$264.46	4.75%	5.18%	4.54%	5.17%	716%

Operations	Tax Adj. T12		Year 1 Pro Forma		Notes
	% Per Unit		% Per Unit		
OPERATING REVENUE					
Potential Market Rent	\$1,557,754		\$1,666,200		Market rents as stated on Rent Roll. Analysis assumed 3% annual market rent growth. 1% LTL
(Loss to Lease) / Gain to Lease	\$0		(\$16,662)		
Gross Potential Revenue	\$1,557,754		\$1,649,538		
Vacancy	\$0		(\$83,310)	5.0%	5% Vacancy
Collection Loss / Bad Debt	(\$17,683)		(\$7,831)	0.5%	0.5% Bad Debt
Base Rental Revenue	\$1,532,077		\$1,558,397		
Expense Reimbursements	\$55,364	\$651	\$57,025	\$671	Set to 90% based on historical RUBS.
Other Residential Income	\$13,729	\$162	\$14,141	\$166	T12 Grown 3.0%
Other Income	\$69,093		\$71,166		
Effective Gross Revenue	\$1,601,170		\$1,629,563		

OPERATING EXPENSES					
Repair & Maintenance	\$67,447	\$793	\$59,500	\$700	Y1 equal to \$700/unit
Contract Services	\$18,983	\$223	\$19,000	\$224	Y1 equal to \$224/unit
Turnover / Make-Ready	\$8,811	\$104	\$12,750	\$150	Y1 equal to \$150/unit
Landscaping / Grounds	\$16,264	\$191	\$17,000	\$200	Y1 equal to \$200/unit
Personnel	\$24,495	\$288	\$25,200	\$296	Y1 equal to \$296/unit
Marketing / Advertising	\$10,517	\$124	\$12,000	\$141	Y1 equal to \$141/unit
Administrative	\$52,430	\$617	\$24,000	\$282	Y1 equal to \$282/unit
Utilities	\$55,400	\$652	\$57,062	\$671	T12 Grown 3.0%
Insurance	\$26,022	\$306	\$20,146	\$237	Y1 equal to \$237/unit
Real Estate Taxes	\$277,036	\$3,259	\$277,036	\$3,259	Rate per tax bill 1.29134% & Includes Direct Assesments
Property Management Fee	\$73,041	\$859	\$48,887	\$575	Y1 equal to 3% or EGR
Total Operating Expenses	\$630,446	\$7,417	\$572,581	\$6,736	
Replacement Reserves	\$21,250	\$250	\$21,250	\$250	Lender Required
Net Operating Expenses (Aft. Reserves)	\$949,475	\$11,170	\$1,035,732	\$12,185	

Estimated Financing	Loan Amount	LTV	DSCR	Amortization	Term	Rate	I/O
	\$11,250,000	56%	1.35	30	84 Months	5.51%	60 mo.





THE
SUMMARY

EXECUTIVE SUMMARY

BUILDINGS

Address:	1560 Fulton Street, Fresno, CA 93730
Units:	85 Apartment Homes
Year Built:	2016
Buildings:	23
Stories:	2- & 3- Story Buildings
Net Rentable:	75,565 SF
Construction:	Wood Frame & Stucco
Roof:	Slight Pitch — Concrete Tiles

RUBS:	\$35-\$80/Mo. Based on Size
Metering:	Separate Gas and Electric
HVAC:	Ductless Heating and Cooling
Water Heaters:	Individual Tankless
Laundry:	Washer/Dryer Hook-Ups

SITE DESCRIPTION

Parcel #:	466-145-18, 19, 20, & 21
Parcel Size:	2.18 Acres
Density:	39 Units/Acre
Parking:	Attached Single-Car Garages with Some Units
Total Spaces:	104 1.2 Spaces/Unit (60) Garage Spaces (18' Deep) (41) Open Spaces (3) Handicap Spaces



The Lede

PROPERTY DESCRIPTION

Built in 2015-16, The Lede is an 85-unit community located in the Mural District of downtown Fresno.

The unit mix consists of the following:

- 12 — Studio (525 SF)
- 52 — 1 Bedroom | 1 Bathroom Townhomes (661-740 SF)
- 12 — 2 Bedroom | 2 Bathroom (1,047 SF)
- 9 — 2 Bedroom | 3.5 Bathroom (2,012-2,383 SF) (3-Story Live/Work Loft)

INTERIOR AMENITIES

The interior amenities include “eco-smart” central ductless air conditioning and heating, ceiling fans, washer / dryer hookups, sprinkler system, individual tankless hot water heaters, wood plank flooring, quartz countertops, and a full “energy efficient” stainless-steel appliance package. The appliance package includes a refrigerator, dishwasher, electric stove, and micro-hood.

EXTERIOR AMENITIES

Private gated community, landscaped courtyard, central grilling area, attached garage, additional on-site / street parking, patio or balcony in select units, security camera system, and art murals.

RDA

This project is subject to the RDA Loan Owner Participation Agreement requiring 24 units be rented as Affordable Moderate Income (120% AMI) units for a period of 55 years.

UNIT MIX

Type	Size	Count	Vacant	Market Rent	\$/SF	In Place	\$/SF
Studio/1 Bath	525	12	1	\$1,350	\$2.57	\$1,268	\$2.42
1 Bedroom 1 Bath	721	52	0	\$1,442	\$2.00	\$1,433	\$1.99
2 Bedroom 2 Bath	1,047	12	0	\$1,885	\$1.80	\$1,744	\$1.67
2 Bedroom 3.5 Bath	2,142	9	3	\$2,783	\$1.30	\$2,662	\$1.24
Total/Average	889	85	4	\$1,634	\$1.84	\$1,548	\$1.74



SITE PLAN

- 1 Vehicle Gate
- 2 Pedestrian Gate
- 3 Mail Boxes
- 4 Pet Potty Area
- 5 Trash/Recycling
- 6 Garden
- 7 Picnic Table
- 8 Bench Seating
- 9 Barbeque
- 10 Handicap Parking
- 11 Emergency Vehicle Gate



STUDIO



525 SF

ONE BEDROOM



1BD/1BA — 661 SF



1BD/1BA — 738 SF



1BD/1BA — 740 SF

TWO BEDROOMS



2BD/2BA — 1,047 SF



2BD/3.5BA — 2,023 SF



2BD/3.5BA — 2,383 SF



THE
MARKET

PORTFOLIO REPRESENTS NEARLY 95% OF NEW DOWNTOWN CONSTRUCTION

NEWER CONSTRUCTION BUILT BETWEEN 2011 AND 2019

The Portfolio consists of seven properties totaling 191 Units. All are located within a few blocks of each other. Seven properties were built between 2011 and 2019. Bungalow Court (8 Units) is a historic preservation.

CUTTING EDGE DESIGN WITH STATE-OF-THE-ART AMENITIES

The Properties are designed to have a small cottage feel, craftsman style, or modern design. Van Ness Cottages, Bungalow Court, 1612 Fulton, and Crichton Place have all won multiple multifamily housing awards.

LOCATED IN FAST GROWING FRESNO URBAN CORE

The Portfolio offers a unique opportunity to acquire Class 'A' construction within Downtown Fresno's revitalized Mural District and Lowell Neighborhood.

AFFORDABLE HOUSING COMPONENT

Four of the assets are subject to RDA Loan Agreements requiring 47 total Moderate Income (max 120% of AMI) affordable units. The analysis assumes 1.5% annual growth for these units.

FLEXIBLE INVESTMENT OPTIONS

The Portfolio provides an owner with multiple investment options.

- Hold long-term for cash flow purposes
- Diversify the portfolio and sell smaller assets, thus reducing the basis of the remaining portfolio
- Sell any of the seven “condo-mapped” communities, either to a re-seller or individually. The following properties are condo mapped: 330 Van Ness, 1612 Fulton, and The Lede.

STRONG ECONOMIC FUNDAMENTALS ADDING 6,400 JOBS OVER THE LAST 12 MONTHS



GV ECO SMART FEATURES*

HIGHLY ADVANCED WALL SYSTEMS

- Exterior walls have 2x6 framing with a cavity R-value of 23.92.
- Buildings designed with only one common wall.
- Common wall between the units are a full 13 inches thick and come fully insulated for excellent sound reduction.

By using 2x6 studs in the framing, GV Urban was able to add more wall insulation than traditional 2x4 walls. With spacing like that and a design that allows for one shared wall that is jam-packed with insulation, your future residents won't hear their neighbors fighting over the last Pop Tart™, at least most of the time.

HIGH EFFICIENCY METAL COOL ROOF TECHNOLOGY

With cutting-edge, eco-friendly technology, this high-efficiency metal roof can help residents save on energy costs while helping control their home's climate.

ADVANCED PERFORMANCE WINDOWS

GV Urban uses solar-control, Low-Emissivity windows with no metal components that help protect from the sun's rays, while helping control the climate of all apartment homes.

UPGRADED ENERGY-EFFICIENT APPLIANCES

GV Urban apartments come standard with highly efficient stainless-steel appliances in select units, separating their homes from the competition.

HIGH PERFORMANCE TANKLESS WATER HEATERS

Tankless water heaters heat water as needed, reducing the energy usage so residents will never run out of hot water, no matter how much they use. Saving water and money.

MITSUBISHI DUCTLESS HVAC SYSTEMS

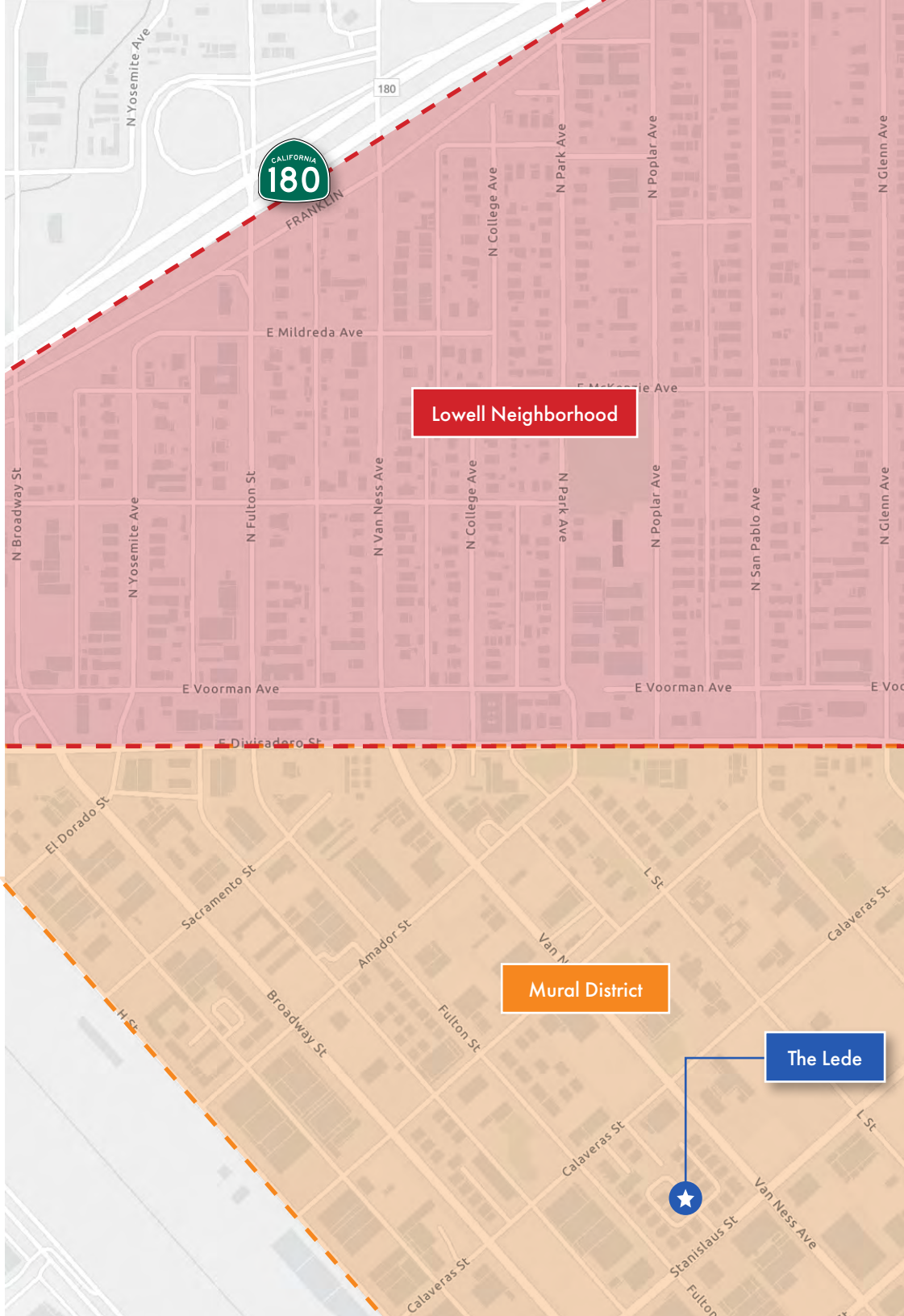
Ductless heating, ventilation, and air conditioning (HVAC) systems put climate control in your residents hands, allowing them to determine what zones of their home they want to cool or heat. Also designed to minimize noise and meter usage, these systems are designed to keep your residents, their wallet, and Mother Nature happy.

THE BLUEPRINT AWARDS

- CRICHTON PLACE
- VAN NESS COTTAGES
- 1612 FULTON



*GV ECO SMART FEATURES is included in the following properties: Van Ness Cottages, Crichton Place, 1612 Fulton.



THE NEIGHBORHOODS

MURAL DISTRICT & LOWELL NEIGHBORHOOD

The Lede is located within the Mural District and Lowell neighborhoods of downtown Fresno, the city's cultural center. The properties are within close proximity to State Routes 41, 99, and 180, providing convenient access to numerous restaurants, shopping centers, recreation facilities, and employment hubs within Fresno metro. The area is considered very walkable with many services available by foot, and also a biker's paradise with flat terrain and bike lanes. Fresno Area Express (FAX) provides public transportation to Greater Fresno with a nearby bus stop serving residents. Lastly, residents are within a five minute drive to the future location of the Fresno Station High Speed Rail.

Some of the numerous nearby attractions include: Fresno Chaffee Zoo, Chukchansi Park (home of the Fresno Grizzlies baseball and Fuego soccer teams), Fresno Convention Center, Rainbow Ballroom, Selland Arena (home of the Fresno Monsters hockey and Coyotes arena football teams), Club One Casino, Ernest Valdez Hall, Warnors Theater of Performing Arts, Saroyan Theater, and Fulton 55.

Major nearby shopping centers include: Fulton Mall, Manchester Center, Fig Garden Village, River Park, Burlington Plaza, Arbor-Broadway Faire and Sierra Vista Mall.

LOCAL AMENITIES MAP

- The Lede

Mural District

Fulton Mall
- Gov. Offices

Medical Center

Chukchansi Park
- Fresno City Hall

Convention Center
- Gov. Offices

Medical Center

Chukchansi Park
- Fresno City Hall

Convention Center

Nearby Grocery Stores — Partial List

- (A) Kern St. Farmers Market
- (C) Grocery Outlet
- (B) Food Maxx Groceries

Nearby Restaurants — Partial List

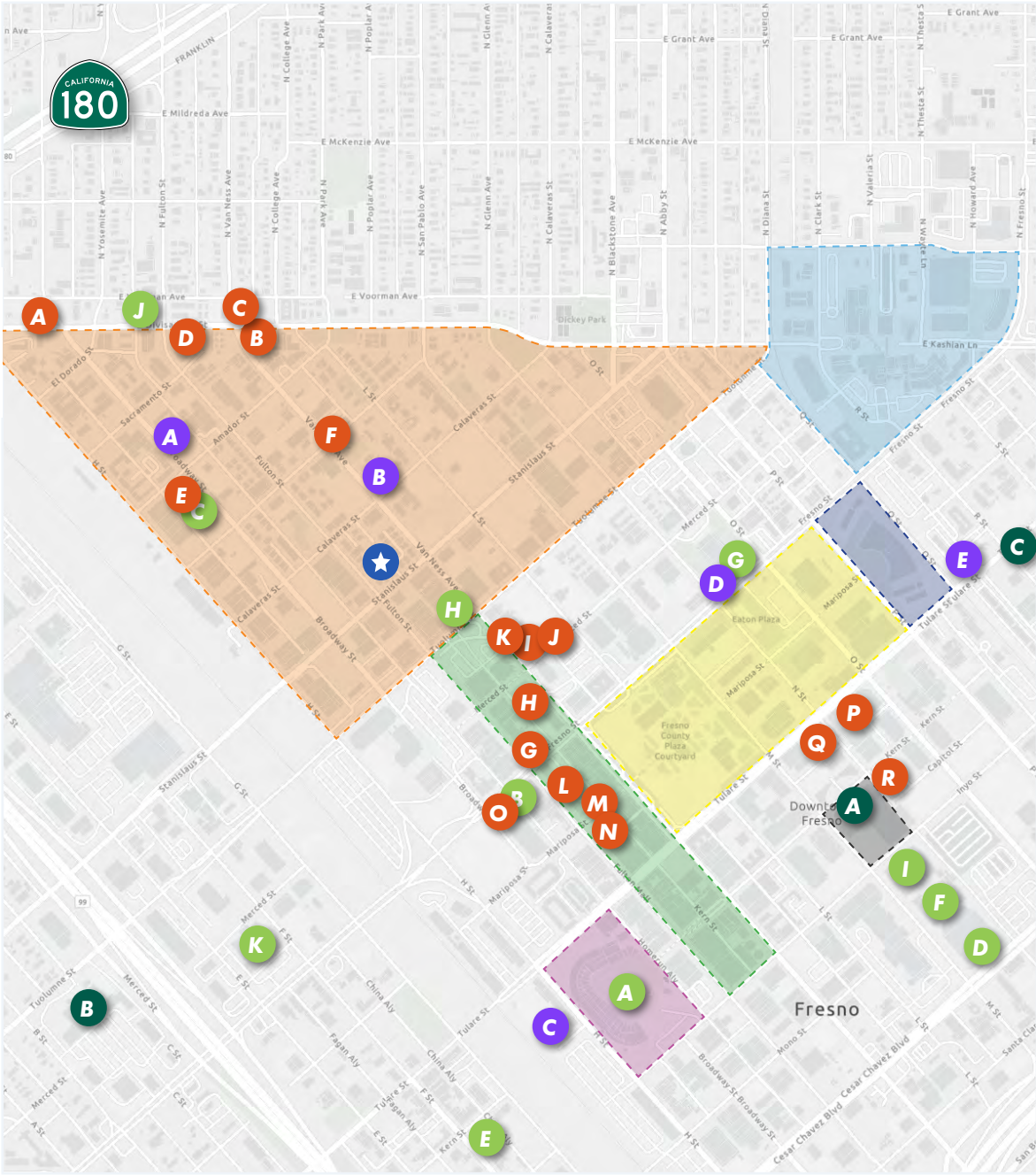
- (A) Juicy Burger
- (J) On a Roll Sushi
- (B) Frosty Queen
- (K) Mezcal Lounge
- (C) Valley Food Taqueria
- (L) Taqueria El Guero
- (D) Rio Acai Bowls
- (M) The Chicken Shack
- (E) South of Shaw Beer Co.
- (N) Quail State
- (F) Toledito's Mexican Restaurant
- (O) Libelula
- (G) Subway
- (P) Hummus Republic
- (H) Kocky's Bar & Grill
- (Q) Kikku Japanese Food
- (I) Rocco's Eats
- (R) Raw Fresno

Nearby Sports and Entertainment

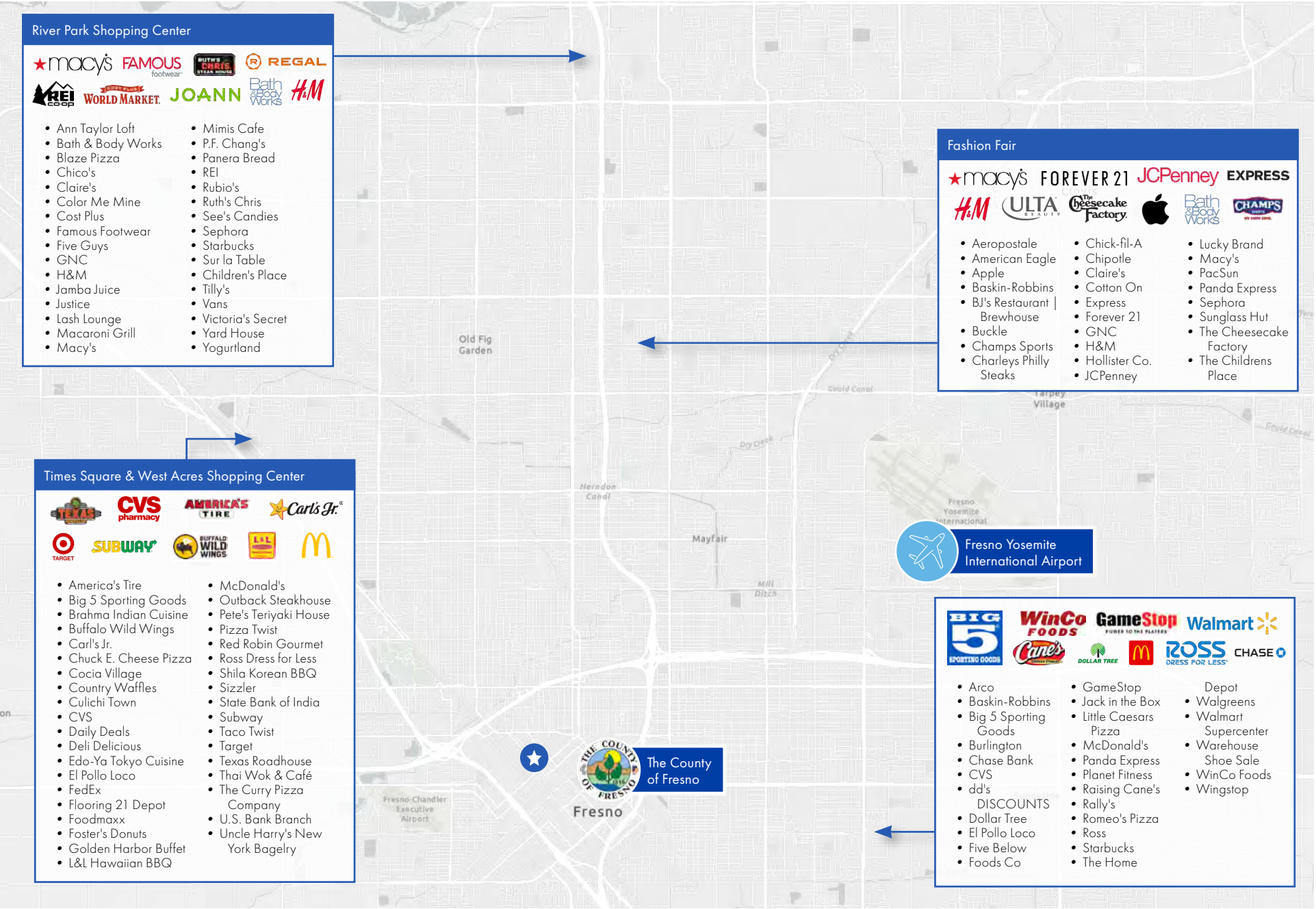
- (A) Chukchansi Park
- (G) Veterans Memorial Auditorium
- (B) Crest International Theater
- (H) Warnors Theater
- (C) Rainbow Ballroom
- (I) Wm. Saroyan Theater
- (D) Selland Arena
- (J) Fulton 55
- (E) La Fiesta Bar & Night Club
- (K) Los Arcos Night Club
- (F) Ernest Valdez Hall

Nearby Museums

- (A) African American Mus.
- (D) Legion of Valor Mus.
- (B) Arte Americas
- (E) Meux Home
- (C) Fresno Fire Dept. Mus.



FRESNO AMENITIES MAP



DOWNTOWN AERIAL



NORTH EAST AERIAL

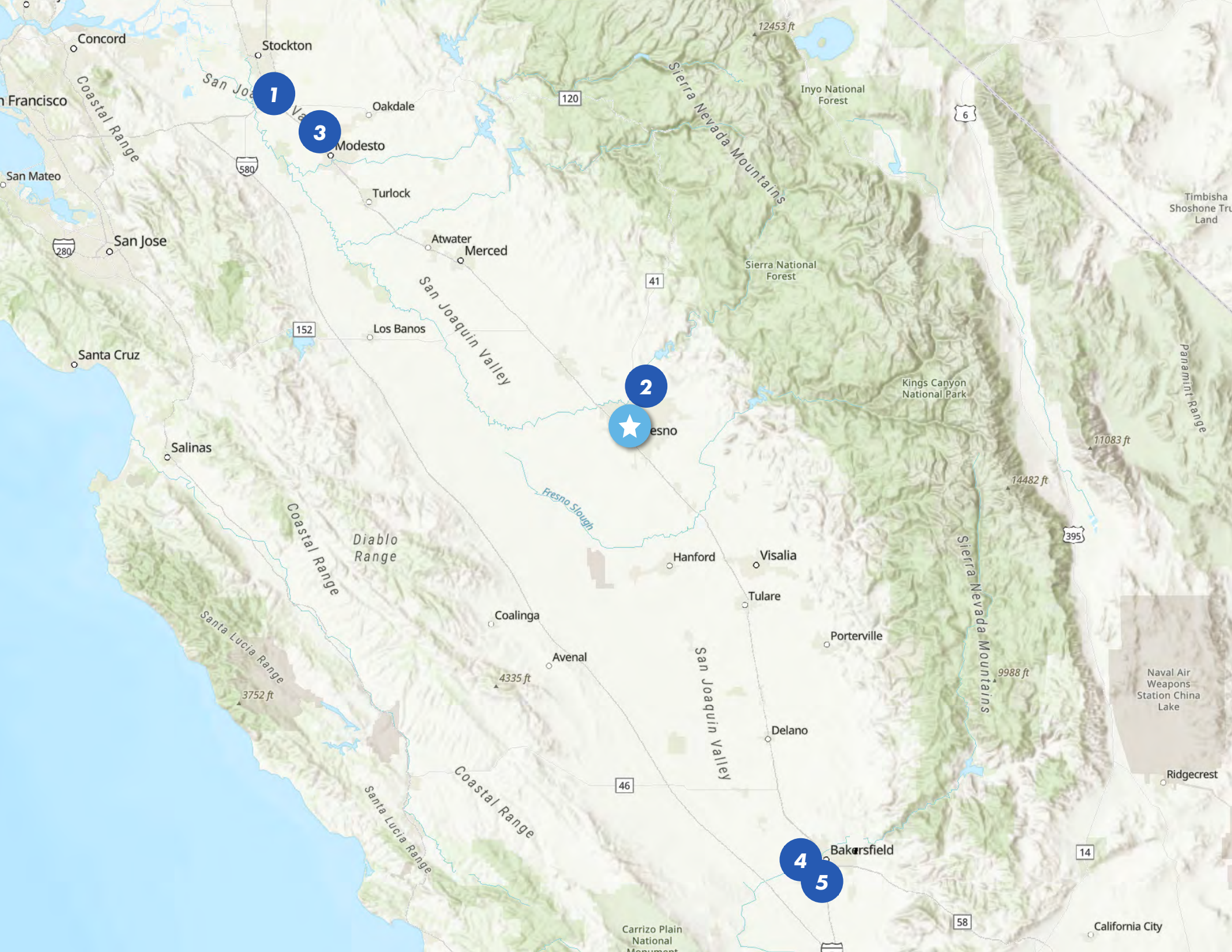




THE
COMPETITION

SALE COMPARABLES

	PROPERTY NAME	PROPERTY CITY	YEAR BUILT	UNITS	GBA	NET RENTABLE SF	AVG UNIT SF	SALE PRICE	PRICE PER UNIT	PRICE PER SF	ACTUAL CAP RATE	SALE DATE
★	The Lede	Fresno	2016	85	72,653	75,565	889	\$19,995,000	\$235,235	\$265	5.18%	Subject
01	Manteca Golf & Tennis Villas	Manteca	1985	56	41,920	43,112	769	\$15,600,000	\$278,571	\$372	5.70%	7/10/2025
02	Tempranillo Apartment Homes	Clovis	2019	64	77,858	76,432	1,194	\$19,000,000	\$296,875	\$244	4.95%	6/23/2025
03	Summerview Apartment Homes	Modesto	1988	136	110,684	110,500	812	\$37,600,000	\$276,471	\$340	5.13%	2/13/2025
04	Sundance Apartments	Bakersfield	1981	60	63,200	63,200	1,053	\$20,000,000	\$333,333	\$316	-	2/13/2025
05	Elizabeth Apartments	Bakersfield	2024	52	57,200	57,200	1,100	\$15,700,000	\$301,923	\$274	-	2/5/2025
Average (exclu. subject)			1999	74	70,172	70,089	986	\$21,580,000	\$297,435	\$309	5.26%	



SALE COMPARABLES



01 MANTECA GOLF & TENNIS VILLAS

Address:	367 N Union Rd, Manteca, CA 95337
Year Built:	1985
Units:	56
GBA:	41,920
NRSF:	43,112
Avg Unit SF:	769
Sale Price:	\$15,600,000
Price Per Unit:	\$278,571
Price Per SF:	\$372
Actual Cap Rate:	5.70%
Sale Date:	7/10/2025
Buyer:	Stone Family Trust
Seller:	Tortoise Community Management, Inc.
Building:	Inferior
Amenities:	Superior
Unit Mix:	Similar
Location:	Superior



02 TEMPRANILLO APARTMENT HOMES

Address:	2445 E Copper Ave, Clovis, CA 93619
Year Built:	2019
Units:	64
GBA:	77,858
NRSF:	76,432
Avg Unit SF:	1,194
Sale Price:	\$19,000,000
Price Per Unit:	\$296,875
Price Per SF:	\$244
Actual Cap Rate:	4.95%
Sale Date:	6/23/2025
Buyer:	David H. Hussain Revocable Trust
Seller:	Nelson Partners Student Housing
Building:	Superior
Amenities:	Superior
Unit Mix:	Similar
Location:	Superior



03 SUMMERVIEW APARTMENT HOMES

Address:	3601 Prescott Rd, Modesto, CA 95356
Year Built:	1988
Units:	136
GBA:	110,684
NRSF:	110,500
Avg Unit SF:	812
Sale Price:	\$37,600,000
Price Per Unit:	\$276,471
Price Per SF:	\$340
Actual Cap Rate:	5.13%
Sale Date:	2/13/2025
Buyer:	C & P Real Estate
Seller:	Tesseract Capital Group
Building:	Similar
Amenities:	Superior
Unit Mix:	Similar
Location:	Superior



04 SUNDANCE APARTMENTS

Address:	6000 White Ln, Bakersfield, CA 93309
Year Built:	1981
Units:	60
GBA:	63,200
NRSF:	63,200
Avg Unit SF:	1,053
Sale Price:	\$20,000,000
Price Per Unit:	\$333,333
Price Per SF:	\$316
Actual Cap Rate:	-
Sale Date:	2/13/2025
Buyer:	Community Preservation Partners, LLC
Seller:	Heartland Realty Investors Inc
Building:	Inferior
Amenities:	Similar
Unit Mix:	Similar
Location:	Superior



05 ELIZABETH APARTMENTS

Address:	7000 Paige Elizabeth Ln, Bakersfield, CA 93313
Year Built:	2024
Units:	52
GBA:	57,200
NRSF:	57,200
Avg Unit SF:	1,100
Sale Price:	\$15,700,000
Price Per Unit:	\$301,923
Price Per SF:	\$274
Actual Cap Rate:	-
Sale Date:	2/5/2025
Buyer:	-
Seller:	-
Building:	Inferior
Amenities:	Inferior
Unit Mix:	Similar
Location:	Superior



THE
LOCATION

MARKET OVERVIEW

Fresno, California

Fresno, California, situated in the heart of the San Joaquin Valley, is a vibrant city rich in cultural diversity and agricultural heritage. Known as the “Raisin Capital of the World,” Fresno boasts a thriving agricultural industry, contributing significantly to the nation’s food production. Beyond its agricultural roots, Fresno offers a blend of urban amenities and natural beauty. From the historic Tower District with its eclectic mix of shops and restaurants to the sprawling Woodward Park and Shinzen Japanese Garden, there’s something for everyone to enjoy. With a warm Mediterranean climate, Fresno provides ample opportunities for outdoor recreation year-round, whether it’s hiking in the nearby Sierra Nevada mountains or exploring the city’s numerous parks and trails. Additionally, Fresno serves as a regional hub for education, healthcare, and commerce, making it a dynamic and evolving city with a bright future ahead.

Beyond its agricultural heritage, Fresno offers a vibrant arts and entertainment scene, anchored by the historic Tower District. This eclectic neighborhood is home to an array of theaters, galleries, and eateries, where visitors can immerse themselves in live performances, art exhibitions, and culinary delights. Additionally, Fresno’s proximity to natural wonders like Yosemite National Park and Kings Canyon National Park makes it an ideal base for outdoor enthusiasts, offering endless opportunities for hiking, camping, and exploring the breathtaking landscapes of Central California. Whether you’re drawn to its agricultural roots, cultural attractions, or outdoor adventures, Fresno has something to

“Fresno know as “Raisin Capital of the World” boats a thriving agricultural industry, contributing significantly to the nation’s food production.



AREA DEMOGRAPHICS

BUSINESSES 15,319 WITHIN 5 MILES	2025 POPULATION 314,782 WITHIN 5 MILES	MEDIAN HOME VALUE \$292,125 WITHIN 5 MILES	RENTER OCCUPIED UNITS 56,594 WITHIN 5 MILES
EMPLOYEES 139,480 WITHIN 5 MILES	AVERAGE HH INCOME \$70,221 WITHIN 5 MILES	MEDIAN AGE 32.8 WITHIN 5 MILES	MEDIAN HH INCOME \$51,639 WITHIN 5 MILES

DOWNTOWN FRESNO

Downtown Fresno is the civic, cultural, and historic heart of Fresno. It serves as the city's central business and government district, with major public institutions, offices, and community spaces concentrated in the area. In recent years, downtown has also been the focus of ongoing revitalization efforts aimed at bringing more housing, business activity, events, and pedestrian-friendly improvements back to the city center.

The area is known for its mix of historic character and emerging energy. Key destinations include Fulton Street, the Mural District, Gallery Row, the Brewery District, Chukchansi Park, and the Fresno Convention Center. Public art, local restaurants, coffee shops, breweries, and event venues help give downtown a more creative and community-oriented identity than a purely office-based district.

Downtown Fresno is also an important transportation hub. The area is served by Fresno Area Express transit and is close to the historic Fresno Amtrak station, which sits within walking distance of City Hall and the county government center. This accessibility supports downtown's role as a regional destination for work, events, and public services.

Overall, Downtown Fresno offers a blend of history, culture, government, entertainment, and redevelopment potential. It is a district that reflects both Fresno's past and its future, making it an important center for business, community life, and urban growth in the Central Valley.



Chukchansi Park



FrésYes Fest



Fresno Convention & Entertainment Center

1 Alfonso Hernandez Jr. Building
At Dickey Youth Center
1515 E Divisadero St 908-4692

2 Arte Américas
1630 Van Ness Ave 268-6130
www.arteamericas.org

3 Chris Sorensen Studio
2223 S Van Ness Ave 285-9662
www.chrissorensenstudios.com

4 Clay Hand Studios
660 Van Ness Ave 999-7974
www.clayhandstudios.net

5 Community Media Access Collaborative
(CMAC)
1555 Van Ness Ave #201 266-2622
www.cmac.tv

6 Corridor 2122
2122 Mono St 240-9164
www.corridor2122.com

7 Cultural Arts District Park (CAD)
1615 Fulton St 621-6610
www.parconline.fresno.gov

8 Dixie Salazar Studio
654 Van Ness Ave
www.dixiesalazar.com

9 Downtown Artist Gallery
701 L St 304-3424
@downtownartistgallery
on Instagram

10 Fig Tree Gallery
644 Van Ness Ave 485-0460
www.figtreegallery.us

11 Frank's Place
1432 Fulton St 264-2848
www.warnorscenter.org

Fresno Arts Council
1245 Van Ness Ave 234-9734
www.fresnoartscouncil.org

13 Fresno City Hall
2600 Fresno St 234-9734
www.fresnoartscouncil.org

14 Fresno County Department
of Public Health
1221 Fulton St 600-6478
www.fcdph.org

15 Fresno County Historical
Society Archives
2120 Kern St 777-4092
www.valleyhistory.com

16 Fresno EOC
1900 Mariposa St 263-1352
www.fresnoeoc.org

17 Fresno EOC LGBTQ+
Resource Center
1252 Fulton St 325-4527
www.fresnoeoc.org/lgbtq

18 Fresno Ideaworks
1730 H St 840-8749
www.fresnoideaworks.org

19 Fresno Metro Black
Chamber Commerce
1600 Fulton St 441-7929
www.fmbcc.com

20 Full Circle Brewing
712 Fulton St 319-8195
www.fullcirclebrewing.com

21 Hella Fresno Art Studio
1900 Tulare St 994-9939
www.hellafresno.life

22 Jeffrey Scott Agency
1544 Fulton St 268-9741
www.wearejsa.com

23 Kliszewski Glass
2746 E Lorena Ave 497-6610
www.klissglass.com

24 M Street Art Complex
1419 M St 890-2214
www.mstreetarts.com



DOWNTOWN FRESNO

FIRST THURSDAY

25 Procreations Brewing
1929 Santa Clara St 825-5875
www.procreationsbrewing.com

26 Robert Ogata Studio
701 L St 304-3424
www.robertogata.com

27 Romain Historical Building
2055 San Joaquin St 233-9546

28 Scarab Creative Arts
729 East Divisadero St 285-2878
www.scarabgallery.com

29 South Of Shaw Beer Company
1755 Broadway St 724-9356
www.southofshawbeer.com

30 The Fulton
1243 Fulton St 721-7232

31 The Gallery @ FPC
1540 M St 485-6460
www.fpcfresno.org

32 The Pi Shop
1755 Broadway St #101 481-5004
www.thepishop.org

33 Tioga Sequoia Beer Garden
745 Fulton St 486-2337
www.tiogasequoia.com

34 Valley PBS
1544 Van Ness Ave 266-1800
www.valleypbs.org

35 Warkentine Culture and Arts Center
Fresno Pacific University
4838 E Butler Ave 453-2238
www.facebook.com/FPUArt

- MUSEUM**
- STUDIO/GALLERY**
- RETAIL**
- PUBLIC SPACE**
- OTHER**

1 A Sense of Place Gallery
2003 N Van Ness Blvd 580-9616
www.asenseofplacefineart.com

2 Alchemist Coffee Lab
1306 N Wishon Ave 1-949-933-6505
www.alchemistcoffeelab.com

3 Ampersand Ice Cream
1940 N Echo Ave 264-8000
www.ampersandicecream.com

4 Art Space Gallery at Fresno City College
1101 E University Ave 442-8260
fresnocitycollege.edu/art-space-gallery

5 Clay Mix Gallery/Studio
1003 N Abby St 485-0065
www.clay-mix.com

6 Fresno Music Academy
& Arts ANNEX & Doris Gallery
814 E Olive Ave 222-7464
www.fresnomusicacademy.com

1 Artavasd Gallery at
The Armenian Museum of Fresno
550 E Shaw Ave 224-1001
www.armof.org

2 Betty Rodriguez Regional Library
3040 N Cedar Ave 600-9245
www.fresnolibrary.org/
branch/betty.html

3 Eclectic House
750 W Bullard Ave 225-9718
www.eclectichousefresno.com

7 FresNo Pedal
1127 N Wilson Ave 825-6613
www.fresnopedal.com

8 Gillis Branch Library
629 W Dakota Ave 600-9915
www.fresnolibrary.org/branch/gil.html

9 Spectrum Art Gallery
608 E Olive Avenue 266-0691
www.spectrumphotogallery.org

10 Studio 74
1264 N Van Ness Ave 908-0658
www.studio-74.org

11 SVS Tower Arts Center
1240 N Van Ness Ave 498-0301
www.socialvocationalservices.org

12 The Reclaim: A Therapy Collective
2001 N Van Ness Blvd 549-3915
www.thereclaimtherapyclollective.com

4 Gallery 25
Virtual Gallery
www.gallery25.org

5 River Park Shopping Center
71 Via La Plata 437-4855
www.shopriverpark.com

6 The Artist Tree
7835 N Palm Ave #103 258-0110
www.theartisttree.com/fresno-dispensary



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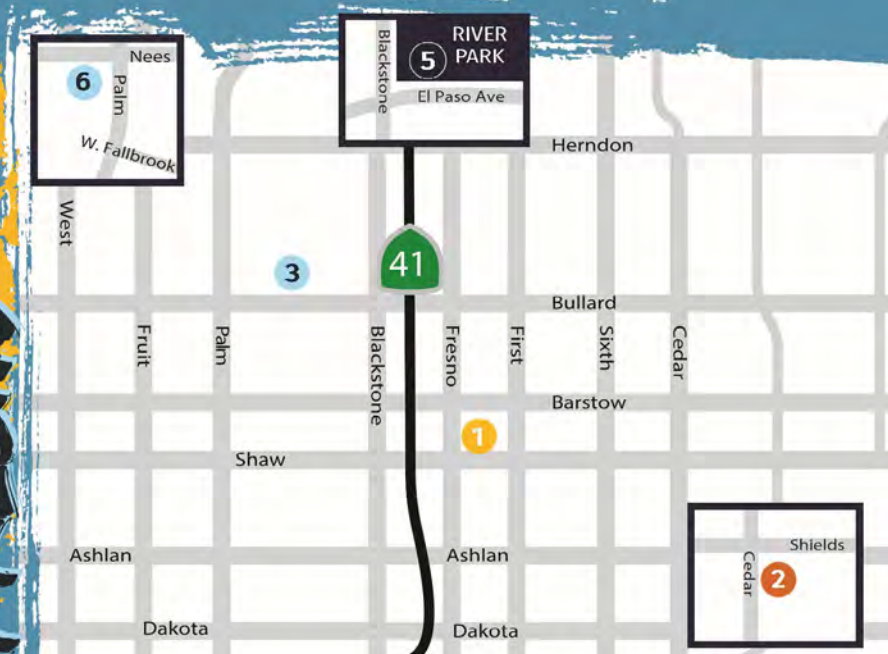


TOWER DISTRICT

FIRST THURSDAY

METROPOLITAN FRESNO

THIRD THURSDAY





The **FATforward** expansion program at Fresno Yosemite International Airport (FAT) reached a major milestone with the official opening of the new \$150 million international terminal on December 17, 2025

This project represents the largest terminal expansion in the airport's 77-year history and is designed to accommodate the record-breaking passenger growth in California's Central Valley.

Key Features of the Expansion

- **New Concourse B:** A 98,000-square-foot facility featuring two new "swing-gate" jet bridges that serve both domestic and international flights.
- **International Arrivals Facility:** A new Federal Inspection Station (FIS) that is triple the size of the previous facility, capable of processing 400 passengers per hour.
- **Expanded Security Checkpoint:** The TSA screening area was expanded by 8,000 square feet, increasing from three to five lanes to reduce wait times and move passenger queuing out of the main lobby.
- **Enhanced Dining & Retail:** New local favorites like Los Amigos Mexican Restaurant and Mad Duck are scheduled to open in the new concourse by mid-January 2026.
- **Public Art Program:** Installations inspired by the Central Valley's agricultural roots and landscape, including a massive mural titled "Fresno Airport – A Welcoming Adventure" and terrazzo flooring with a river-themed pattern.
- **Passenger Amenities:** Larger boarding areas (holdrooms), a new friends-and-family waiting plaza for international arrivals, and an upgraded baggage handling system.

“The new 98,000-square-foot terminal is the largest milestone so far in FAT'S \$150 million expansion.”





EDUCATION FRESNO STATE

Education serves as a major economic driver for the Fresno region, anchored by California State University, Fresno, one of the 23 campuses within the California State University system and the premier public university serving California’s Central Valley. Fresno State enrolls more than 25,000 students and employs approximately 2,400 faculty and staff, contributing significantly to workforce development and regional talent retention across the San Joaquin Valley.

Beyond its academic role, Fresno State generates substantial economic activity throughout the region. The university contributes nearly **\$1 billion annually to the local economy** and supports approximately **11,000 jobs across the San Joaquin Valley**, reinforcing its role as a key institutional anchor for the area. Through its academic programs, research initiatives, and strong alumni network, Fresno State continues to strengthen the regional economy while providing a steady pipeline of educated professionals supporting long-term growth throughout Central California.

STUDENT ENROLLMENT

24,000+

YEARS OF DISTINCTION

110

DEGREES OFFERED

103

MAIN CAMPUS SIZE (ACRES)

383

TOTAL FACULTY AND STAFF

2,400+

Fresno City College

Fresno City College, founded in 1910, holds the distinction of being the first community college established in California and has since grown into one of the most respected institutions in the state's community college system. Serving as an anchor for higher education in the Central Valley, the college enrolls more than 25,000 students each year and provides a broad range of academic programs designed to meet the diverse needs of its student body. Offerings include over 100 majors, associate degree programs, certificates of achievement, and workforce development initiatives that prepare students for both transfer to four-year universities and immediate entry into the regional labor market.

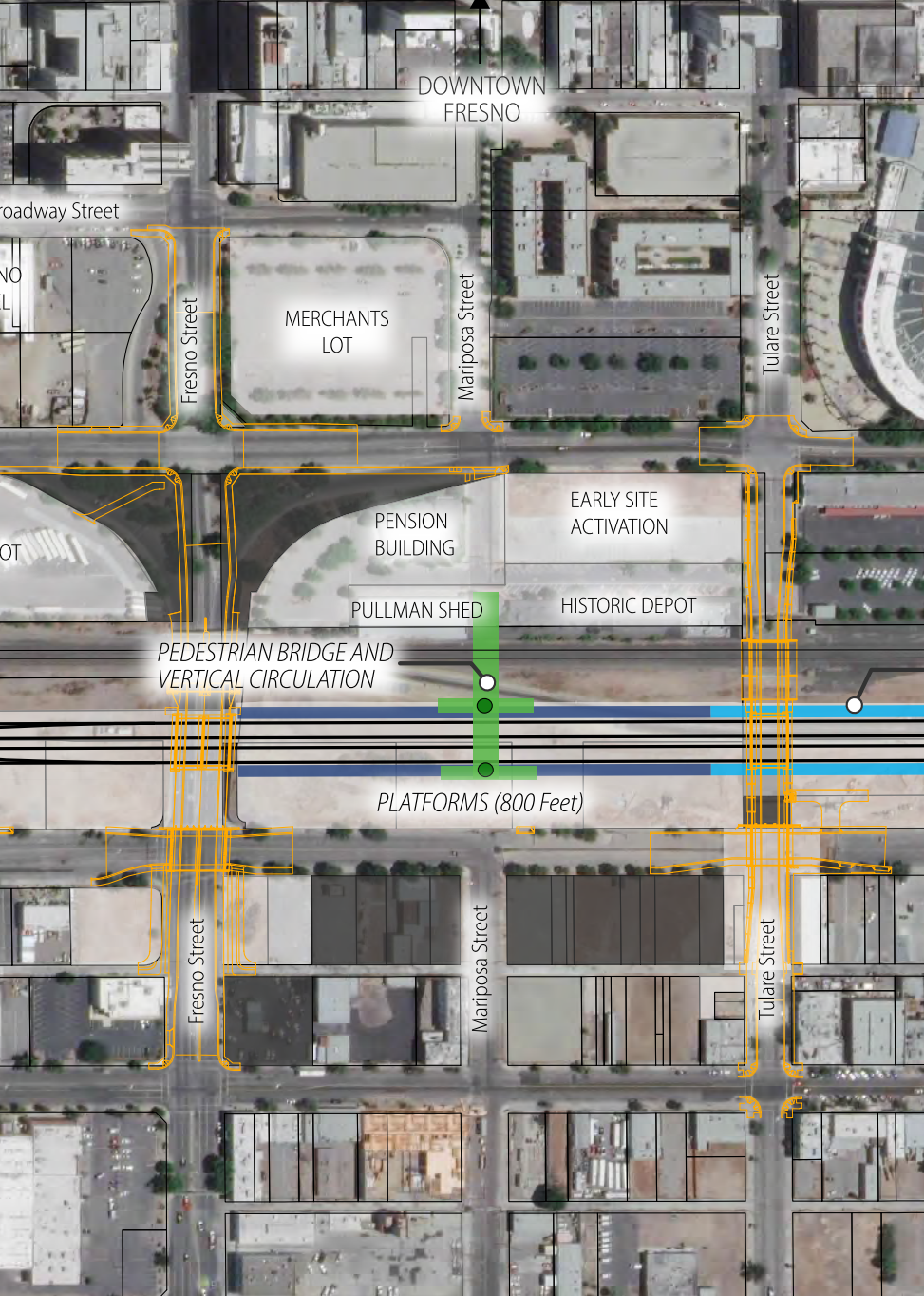
In addition to its extensive academic offerings, Fresno City College plays an important role as a regional employer. The institution supports a workforce of more than 1,200 employees, including full-time and part-time faculty, administrators, and classified professionals who help ensure the smooth operation of the campus. The college is known for its commitment to student success, community engagement, and workforce training, making it a central contributor to the educational advancement and economic vitality of the region.



HIGH SPEED RAIL STATION

The high-speed rail station in Fresno, California, is a pivotal element in the development of the state's ambitious high-speed rail project, aimed at revolutionizing transportation within the region. Strategically located in downtown Fresno, the station is expected to become a central hub that will not only enhance connectivity between major cities such as San Francisco and Los Angeles but also spur economic growth and urban revitalization in the Central Valley. The station's design incorporates modern architectural elements and sustainable features, ensuring it meets the needs of future travelers while contributing to the city's green initiatives. By facilitating faster and more efficient travel, the Fresno high-speed rail station is set to reduce traffic congestion on highways and lower carbon emissions, aligning with broader environmental goals.

The impact of the Fresno high-speed rail station extends beyond transportation. It is anticipated to drive significant economic benefits, including job creation during its construction and operational phases, and attract businesses and investments to the area. The station is part of a broader vision to transform Fresno into a more dynamic urban center, with planned developments around the station likely to include mixed-use properties, commercial spaces, and improved public amenities. Additionally, by enhancing access to the Central Valley, the station is expected to support regional tourism and create new opportunities for local industries. Overall, the high-speed rail station is a transformative project for Fresno, promising to reshape the city's landscape and its role in California's economy.



FRESNO STATION
CONSTRUCTION AS EARLY AS 2027



DISTRIBUTION CENTER

Amazon's new facility in Fresno, California, is a significant addition to the region, marking another step in the tech giant's expansion across the United States. Officially opened in early 2024, this facility spans over 2.6 million square feet, making it one of the largest fulfillment centers in the country. It is strategically located to optimize distribution efficiency across the West Coast, leveraging Fresno's central location in California. This positioning not only facilitates quicker delivery times to a broad customer base but also enhances the logistical capabilities of Amazon's vast delivery network.

The facility has brought a substantial economic boost to Fresno, creating over 1,500 full-time jobs with competitive wages and benefits. In addition to providing stable employment opportunities, Amazon has also committed to workforce development in the community. The company offers various training programs aimed at enhancing the skills of its employees, from robotics and automation to leadership training, thereby fostering long-term career growth. The influx of new jobs and the emphasis on skill development contribute to the overall economic upliftment of the region, making the facility a cornerstone of local economic revitalization.

Beyond economic impacts, Amazon's new Fresno facility is a model of sustainable and innovative design. The building incorporates advanced technologies such as energy-efficient lighting, climate control systems, and extensive use of automation and robotics to streamline operations. These innovations not only improve operational efficiency but also reduce the environmental footprint of the facility. Amazon's commitment to sustainability is further evident in its pledge to achieve net-zero carbon emissions by 2040, with facilities like the one in Fresno playing a crucial role in reaching this ambitious goal. This focus on sustainability aligns with broader environmental initiatives, reinforcing Amazon's position as a forward-thinking leader in both the tech and logistics industries.





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